



Pennant, Horeb, Llandysul, SA44 4JG

Offers in the region of £330,000



# Pennant, Horeb, SA44 4JG

- Detached Five-bedroom extended cottage with flexible living options
- Kitchen with wooden worktops, Belfast sink, and multiple cooking facilities
- Landscaped gardens with seating areas and views over farmland
- Stone outbuilding converted into a bar, plus additional storage sheds
- Versatile space ideal for multi-family occupancy or income potential
- Characterful lounge with exposed stone fireplace and built-in cupboards
- Three bedrooms with en-suite wet rooms, plus a separate family bathroom
- Vegetable garden with raised beds and 2 greenhouses
- Gated entrance with off-road parking for over four cars
- EPC Rating : C

## About The Property

This extended detached five-bedroom cottage offers a versatile layout, ideal for multi-generational living or even income potential, with spacious gardens, outbuildings, and parking for multiple vehicles.

With views over open farmland, this well-presented cottage blends original charm with practical modern living. With five bedrooms, including three with en-suite wet rooms, the layout offers plenty of flexibility for families, guests or potential rental opportunities. The outdoor space is equally impressive, with south-facing landscaped gardens, multiple seating areas, and useful outbuildings, including a stone outbuilding that has been converted into a bar and two greenhouses.

Entering through the back porch/sunroom, doors lead into the kitchen and inner hallway. The kitchen is well-equipped with a range of base and wall units, wooden worktops, a Belfast sink, and cooking facilities that include an electric Rangemaster oven with a grill and hob, plus an additional electric hob. A door connects the kitchen to the lounge, with plenty of character, featuring an exposed stone fireplace, built-in cupboards, and space for an electric fire. From here, the dining room/snug provides a cosy additional living space, complete with a feature fireplace, a door leading to the front of the property, and stairs to the first floor.

Upstairs, the first-floor landing provides access to two bedrooms and the family bathroom. The bathroom is fitted with a bath and shower over, WC, and sink. One bedroom is a single and the other a double, with the latter offering garden views and open cupboard space.

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Continued:

Back downstairs, the inner hallway has a separate WC and a storage cupboard with plumbing for a washing machine. This leads to the separate wing of the property, which houses three further double bedrooms. Each of these rooms benefits from its own walk-in wet room, making them well-suited for independent living arrangements. The bedroom with the largest en-suite is positioned at the far end of the property.

The outdoor space has been thoughtfully landscaped, with flower beds, lawned areas, and various seating spots positioned to take in the surrounding countryside. A dedicated vegetable area includes raised beds and 2 greenhouses, while additional outbuildings provide both storage and social space. A stone outbuilding has been converted into a bar, adding a unique feature to the garden, alongside a corrugated tin shed. The property is accessed via a gated entrance, enclosing the gardens and offering off-road parking for more

than four vehicles. There are 16 solar panels located on the roof to the rear of property which generate energy this is sold back to the grid, and the current owners get a payment back every 90 days.

Dining Room

13'8" x 13'1"

Lounge

13'8" x 11'5"

Kitchen

13'7" x 10'6"

Sun Room/Rear Porch

21'7" x 5'8"

Inner Hallway

10'11" x 10'6"

W/C

6'5" x 3'1"

Corridor

24'2" x 4'6"

Bedroom 3

11'0" x 9'3"

Wet room

4'10" x 4'2"

Bedroom 2

12'11" x 9'4"

Wet Room

4'10" x 4'2"

Bedroom 1

9'1" x 9'1"

Wet Room

9'4" x 4'5"

First Floor Landing

4'6" x 2'9"

Family Bathroom

8'7" x 7'9"

Bedroom 4

14'2" x 5'6" (max)

Bedroom 5

13'8" x 12'1" (max)

Workshop/Bar

16'1" x 11'7"

Corrugated Shed

14'3" x 10'1"

Garage

16'6" x 9'8"

IMPORTANT ESSENTIAL INFORMATION:

WE ARE ADVISED BY THE CURRENT OWNER(S) THAT THIS PROPERTY BENEFITS FROM THE FOLLOWING:

COUNCIL TAX BAND: E – Ceredigion County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking

PROPERTY CONSTRUCTION: Traditional Build.

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains. The owner has informed us that 16 solar panels at the back of the property generate energy, this is sold to





British Gas and they receive a payment every 90 days.

WATER SUPPLY: Mains

HEATING: Oil boiler servicing the central heating with an electric immersion heater for the hot water.

BROADBAND: Connected – TYPE Standard \*\*\* up to 80 Mbps Download, up to 20 Mbps upload \*\*\* FTTP – PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE –

<https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

MOBILE SIGNAL/COVERAGE INTERNAL: Signal Available , please check network providers for availability, or please check OfCom here – <https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

BUILDING SAFETY – The seller has advised that there are none that they are aware of.

RESTRICTIONS: The seller has advised that there are none that they are aware of.

RIGHTS & EASEMENTS: The seller has advised that there there is a partial boundary wall that is maintained by both properties

FLOOD RISK: Rivers/Sea – N/A – Surface Water: N/A

COASTAL EROSION RISK: None in this location

PLANNING PERMISSIONS: The seller has advised that there are no applications in the immediate area that they are aware of.

ACCESSIBILITY/ADAPTATIONS: The seller has advised that there are no special Accessibility/Adaptations on this property.

COALFIELD OR MINING AREA: The seller has advised that there are none that they are aware of as this area is not in a coal or mining area.

OTHER COSTS TO BE AWARE OF WHEN PURCHASING A PROPERTY:

LAND TRANSACTION TAX (LTT): You may need to pay this if you buy property or land in Wales, this is on top of the purchase price. This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website <https://www.gov.wales/land-transaction-tax-calculator>.

BUYING AN ADDITIONAL PROPERTY: If you own more than one residential property, you could be liable to pay a higher rate of Land Transaction Tax (sometimes called second home Land Transaction Tax). This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website <https://www.gov.wales/land-transaction-tax-calculator> – we will also ensure you are aware of this when you make your offer on a property.

MONEY LAUNDERING REGULATIONS – PROOF OF ID AND PROOF OF FUNDS: As part of our legal obligations to HMRC for Money Laundering

Regulations, the successful purchaser(s) will be required to complete ID checks to prove their identity via our partners, Lifetime Legal, at a cost of £55 per property transaction. We will arrange for them to call you once an offer has been accepted. Documents required for this will be a valid photo ID (e.g. Passport or Photo Driving Licence) and proof of address (e.g. a recent Utility Bill/Bank Statement from the last 3 months). Proof of funds will also be required, including any bank or savings statements from the last 3 months & a mortgage agreement in principle document, if a mortgage is required. Please ensure you have these in place at the point you make an offer on a property so as to save any delays.

SOLICITORS/SURVEYORS/FINANCIAL ADVISORS/MORTGAGE APPLICATIONS/REMOVAL FIRMS ETC – these also need to be taken into consideration when purchasing a property. Please ensure you have had quotes ASAP to allow you to budget. Please let us know if you require

any help with any of these.

VIEWINGS: By appointment only. Located on the A475, there is a dairy farm next door.

PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

GENERAL NOTE: All floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed in these details have not been tested.

TR/TR/02/25/OK/TR









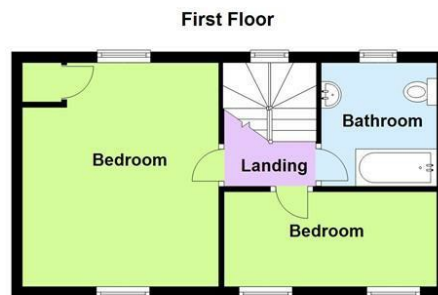
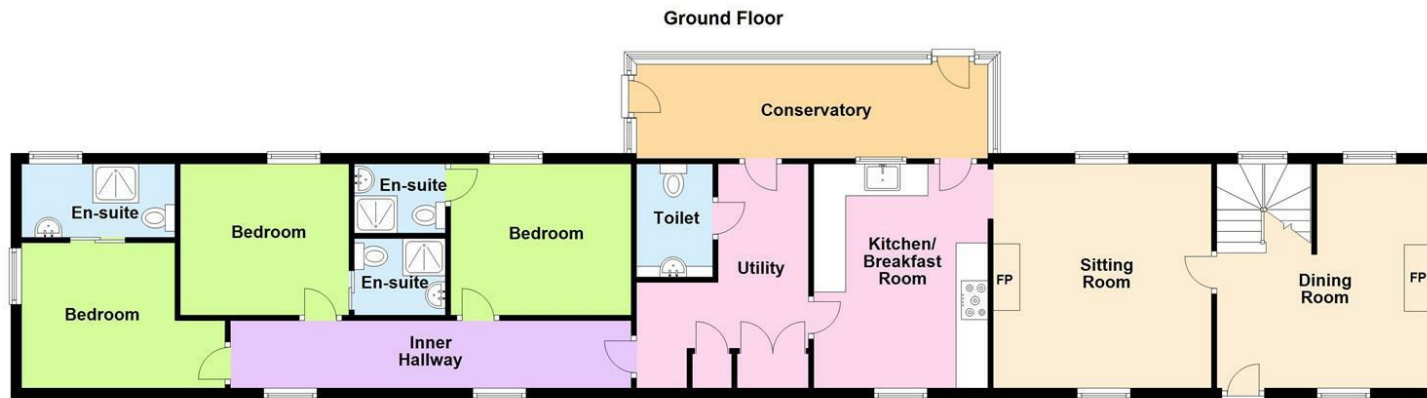




#### **DIRECTIONS:**

From Cardigan head northwards along the A487 until you reach the village of Sinnod Inn, turn right towards Llandysul, and continue down this road until you reach the crossroads in Horeb for Lampeter and Newcastle Emlyn, turn right for Newcastle Emlyn and the property is located on the left opposite the village chapel, denoted by our for sale board





This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.  
Plan produced using PlanUp.

Contact Helen on 01239 562 500 or [helen@cardiganbayproperties.co.uk](mailto:helen@cardiganbayproperties.co.uk) to arrange a viewing of this property.



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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